

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
Held at 5:00 PM Thursday, December 10, 2009
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. Roll Call

The meeting was called to order and the following answered present: James Camp III, Vice Chair; Shirley Carson; Robert W. Kelley. Also attending was Mike Tadros, CFO.

Absent Gina Pozzuoli & Nicholas Tranakas, Chair (schedule conflict)

Item 2. Review and Approval of the December 10, 2009 Regular Meeting Agenda

The Agenda was reviewed and two changes were noted. Commissioner Kelley moved approval, as amended; Commissioner Carson seconded. All voted in the affirmative.

Item 3. Review and Approval of the November 19, 2009 Regular Meeting Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Carson moved approval; Commissioner Kelley seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

1. Proposed Public Housing Maximum Rent Schedule

In accordance with USHUD guidelines (24 CFR 5.504) & HUD Guide Book 7465.7, including in the Agenda package as **Attachment 1** was a copy of the proposed public housing maximum rent schedule. The E.D. discussed this item with the Board.

The Board was requested to approve the proposed Public Housing Maximum Rent schedule for 2010, by adopting **Resolution 09-21**.

Commissioner Kelley moved approval; Commissioner Carson seconded. All voted in the affirmative.

2. Proposed Public Housing Flat Rent Schedule

In accordance with USHUD guidelines (24 CFR 960.253 (b) included in the Agenda package as **Attachment 2** was a copy of the proposed public housing flat rent schedule. The E.D. discussed this item with the Board.

The Board was requested to approve the proposed Public Housing Flat Rent schedule for 2010 by adopting **Resolution 09-22**.

Commissioner Kelley moved approval; Commissioner Carson seconded. All voted in the affirmative.

3. PHA Annual Plan for FY 2009 - Revision III

Attachment 3 (attachments D&Z) included the changes for revision III, Significant Amendment Definition and the American Recovery Reinvestment Act (ARRA) Capital Fund budget for 2009 and the 2009 Capital Fund Recovery budgets for Sailboat and Sunnyreach. Copies of the revised Agency Plan were made available for Board Review.

Copies of the revised plan were also available for review at the Housing Authority's central office and public housing site offices. A public meeting, as required, was scheduled for 6:00 PM, Thursday, December 10, 2009, at the Sailboat Bend Community room at 425 SW 4th Avenue.

The E.D. discussed this item and requested that the Board adopt **Resolution 09-23**, approving Revision III to the Housing Authority of the City of Fort Lauderdale's (HACFL) Annual Agency Plan for FY 2009. Commissioner Kelley moved approval; Commissioner Carson seconded. All voted in the affirmative.

The revision to the Agency Plan was also discussed at the public meeting and the Commissioners were required to attend immediately following the Board meeting.

4. Approval of American Recovery & Reinvestment Act (ARRA) Expenditures

At the March 19, 2009 Board meeting, the board approved the E.D. accepting the ARRA Capital Funds and the proposed uses. Per the ARRA Grant and procurement policy the H/A is not required to do a formal bid for services, however, Board approval is required for expenditures exceeding the \$25,000 signing authority. The following items were presented for Board approval:

- OK Generators purchase order - \$43,390 (Sailboat Bend)
- Jarrett Electric Company - \$56,975 (Installation Sailboat Bend)
- Jarrett Electric Company - \$37,350 (Installation Sunnyreach)
- T & M Contractor Services - \$48,000 (Stairs at Sunnyreach & Sistrunk)

The E.D. and Mike Tadros, CFO, discussed these items with the Board and requested that the Board approve the expenditures relating to the ARRA Grant as presented.

Commissioner Kelley moved the motion to approve the ARRA expenditures; Commissioner Carson seconded. All voted in the affirmative.

5. Employee Incentive Compensation

The E.D. presented this item for discussion and approval. The recommendation was that all employees of the Housing Authority (H/A/), except for newly hired employees (hired less than 3 months) receive a one-week pay holiday incentive bonus.

Commissioner Carson moved the motion to approve The H/A paying a one week holiday incentive bonus to all qualified employees; including the Executive Director; Commissioner Kelley seconded. All voted in the affirmative.

Item 5. NEW BUSINESS

1. Revitalization of the Remaining Portfolio

This item has been discussed on several board agendas. The E.D. presented the following Resolution to the Board for discussion and approval:

A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale, Ratifying and Approving Actions Related to the Revitalization of the Remaining Portfolio.

A copy of the resolution was presented to the Board for review and approval. An application is being submitted to Housing Finance for an award of HOME funds to revitalize a portion of the remaining portfolio, sometimes referred to as the Northwest Gardens II (Graff Apartments); Northwest Gardens III (Sunnyland Homes) and NW Gardens IV (WHL Apartments).

The E.D. discussed this item and requested that the Board adopt **Resolution 09-24** ratifying and approving actions related to the revitalization of the Remaining Portfolio.

Commissioner Kelley moved approval; Commissioner Camp seconded. All voted in the affirmative.

The E.D. requested that this portion of the meeting be adjourned to discuss the Northwest Properties GP, Inc. items.

The E.D. called for the adjournment of the Northwest Properties GP, Inc. meeting and to reconvene the HACFL meeting.

2. Bank of America Proposed Line of Credit

At the October 8, 2009 Board meeting the E.D. discussed securing a \$500,000 line of credit to provide for some funding gaps in the CHDO and NSP programs.

The Board was presented with the proposed line of credit outline from Bank of America. The E. D. discussed this item and requested Board approval.

Commissioner Kelley moved the motion to approve the E.D. going forward with the proposed line of credit from Bank of America; Commissioner Carson seconded. All voted in the affirmative.

There being no further discussion the meeting was adjourned.


James D. Camp III, Vice Chair

ATTEST:


Tam A. English
Executive Director/CEO/Secretary